

**CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES**

REGULAR MEETING

June 7, 2011

The meeting was called to order at 1:33 p.m.

Chair Holt began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Mr. Marv Holt; Mr. Mike Linder, Mr. Dan Havener, Mr. Phil Honsey, and Mr. Gary Leasure. Others present: Kim Dooley, Planning/GIS Specialist; Tami Kelly, Clerk of Council; Jennifer Readler, SZD; Kyle Rauch, Planning and Development Officer, Lt. Bill Dolby, Jackson Township Fire; Ryan Andrews, EMH&T; Mike Boso, Chief Building Official; Christy Zempter, Planning and Zoning Coordinator; Jodee Lowe, Urban Forester; Daniel Geroni, Development Staff; and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the May 3, 2011 regular meeting. They were approved by unanimous consent.

**ITEM #1 Buckeye Christian Church
1528 London-Groveport Road**

(Project ID# 201104270011)

The applicant is proposing to amend the approved development plan for the Buckeye Christian Church at 1528 London Groveport Road. The proposed amendment is to expand the parking lot to the north to accommodate an additional 32 parking spaces. An underground storm water detention facility is proposed under the new parking area and landscaping is proposed around the perimeter of the parking area to provide screening from the surrounding residential uses. Two new landscape peninsulas will be installed between the existing parking area and the proposed addition. The proposed parking lot expansion meets setback requirements and the applicant has worked with Urban Forestry to ensure appropriate landscape screening is provided.

Mr. Kevin Wolfe and Jason Harral were present and spoke to the item.

Mr. Leasure made a motion that the Buckeye Christian Church development plan amendment be recommended for approval to City Council, Mr. Honsey seconded. The motion was unanimously approved.

**ITEM #2 The Shoppes of Grove City – Special Use Permit (Outdoor Seating)
1760-1790 Stringtown Rd.**

(Project ID# 201105020012)

The applicant is proposing to install an outdoor seating area for Panera Bread, to be located at 1786 Stringtown Road. The proposed seating area will be located directly in front of the site, along the front sidewalk and extending into the vehicular use area to create a new patio seating area. The extended patio seating area will be approximately 30' by 18,' constructed of concrete at the same height as the existing sidewalk. Four 32" round tables, each with three chairs are proposed to be placed in the patio area. Two (2) of the same 32" round tables with three chairs will be placed on the sidewalk adjacent to the building, along with three (3) square 24" tables with two (2) chairs each.

In order to delineate the proposed patio seating area from the surrounding vehicular use area, the applicant is proposing to install fencing and landscape planters around the seating area. Cedar screens are also proposed in the corners of the seating area opposite the sidewalk to further separate the parking area from the seating area.

Due to the high amounts of vehicular traffic on the site, safety was a concern when considering placing outdoor seating into the parking area. In addition to the visual separation that the fencing, landscaping, and screens will provide, the applicant is also proposing to install 36" pipe bollards spaced approximately six (6) feet apart around the perimeter of the seating area, to prevent vehicles from entering the seating area. In order to better fit

the character of the area, staff recommends the applicant install decorative bollards, with a black finish. The requested typical bollard detail, R7539 by Reliance Foundry Co, will be provided to the applicant.

In 2008, the Shoppes of Grove City were granted a variance from the BZA to reduce the number of required parking spaces on the site by 12. The applicant is working with the Building Division to request a variance, due to the elimination of three additional parking spaces for the installation of the seating area.

It should also be noted that the application has been submitted for outdoor seating for The Shoppes of Grove City, at 1760-1790 Stringtown Road. In order to limit this outdoor seating area to strictly the future site of Panera Bread, staff recommends that Planning Commission recommend the Special Use Permit be approved for only 1786 Stringtown Road. This will ensure that any future outdoor seating areas requested for this site will need to be reviewed and approved separately.

The applicant did not attend the hearing for their special use permit. Mr. Honsey made a motion to postpone the item to the July 5 Planning Commission meeting, seconded by Mr. Leasure.

Chair Holt made a comment that he still had a concern with the parking; removing spaces from an already crowded parking lot for outdoor seating. The Shoppes of Grove City have already been to the BZA to reduce the required number of parking spaces by 12; the outdoor seating would eliminate three additional spaces. Mr. Boso stated the Building Division has been in contact with the applicant; right now it does not meet the present BZA requirement and even with this approval, it will not be in accordance with the BZA variance. The owner is in contact with the property owner on the north side of the property trying to obtain additional parking on that site. Mr. Havener asked Mr. Boso if it was possible to add additional parking at the north side of the building line. Mr. Boso stated that the property line is too close to the existing pavement to provide additional parking; the space is basically maxed-out. Mr. Boso stated that when the original plan was approved, it was not intended to be occupied majorly by restaurants, for they take up the most parking. Lt. Dolby added that his only concern is that it is a very crowded parking lot but there is no safety issue regarding the outdoor seating plan.

Chair Holt explained that he had a motion and a second for this item to be postponed to the next meeting. In addition, Chair Holt suggested that in addition to the three recommended stipulations made by the City, he would add to two additional stipulations: 1) the applicant obtain a variance from the BZA for the reduced parking spaces and that 2) there is no P/A system permitted in the outdoor seating area. Mr. Honsey motioned to amend his motion to postpone. The vote was unanimous. The item will be postponed to the July 5th Planning Commission meeting.

Item #3 Starbucks – Special Use Permit (Outdoor Seating)
2191 Stringtown Rd.

(Project ID# 201105050013)

The applicant seeking approval for an outdoor seating area for Starbucks located at 2191 Stringtown Road. The outdoor seating is approximately 350 square feet in area, located on the south side of the structure, between the building and the parking area. In order to separate the seating area from the vehicular use area, planters will be installed on the west edge of the seating area, to match the existing planters currently located on the east edge of the seating area. Black metal fencing is also proposed to further delineate the seating area. Seven (7) tables with twenty-two (22) chairs are proposed for the seating area. Tables and chairs will be black metal with dark green cloth umbrellas.

Mr. Brian Lorenz was present and spoke to the item. Mr. Lorenz stated that the Starbucks is undergoing a significant interior remodel and as part of the project is seeking approval of the outdoor seating area.

1. No signage shall be permitted on the umbrellas

Chair Holt sought out any questions; being none, he stated that he would like to add the stipulation of no outdoor music or PA system. The applicant disagreed stating that since the area is totally surrounded by commercial use, he would not see any harm in adding music. Mr. Havener stated that part of the enjoyment of these two establishments (Panera Bread and Starbucks) is the music and that he would not have a problem with permitting outdoor music within the seating area. Chair Holt withdrew his added stipulation. Mr. Lorenz stated that any music that would be played would be played at a reasonable volume to allow for comfortable conversation in the seating area.

Item #4 South-Western City Schools Transportation Facility – Special Use Permit (Radio Tower)
3427 Southwest Blvd. **(Project ID# 201105200014)**

Section 1137.15(f) requires that a landscape buffer be installed directly around the base of tower. The applicant has stated that a landscape buffer around the base would create a hazard for both bus traffic as well as pedestrians on the lot created by visibility concerns. Staff would be supportive of a variance from the BZA for the landscape standards outlined in 1137.15, given the existing fencing and landscaping around the perimeter of the site. The site is currently surrounded by fencing, supplemented by trees along the west, south, and east property lines. Other requirements outlined in section 1137.15 have been met, including the distance from abutting property and fencing around the tower base.

Mr. Mark Waller and Gary Sigrist of South-Western City Schools were present and spoke to the item. Mr. Waller stated that the antenna will allow them to have interoperability with the City of Grove City and Franklin County Sherriff's Office. The system will allow buildings across the district to communicate.

Chair Holt noticed the following stipulation:

- The applicant stated that they would like to get a building permit so they could start construction as soon as possible. Mr. Boso stated that the applicant may begin construction with a building permit but that the applicant must seek a variance from the BZA. Jodee Lowe stated that she is satisfied with the landscape screening on the property, that the surrounding building will screen the base of the tower and additional screening around the tower is not necessary. Mr. Leasure stated that if there is a safety fence, there would be no need to seek a BZA variance.

Ms. Readler stated that the Planning Commission does not have the authority to exempt an applicant from the BZA process. She further stated that the Commission can include in their recommendation to City Council that Council should waive the requirement. Mr. Rauch stated that, due to the timing required for approval of a special use permit, there would be time for the applicant to apply and possibly be approved for the variance from the BZA in the time it takes for their special use permit to become effective. Chair Holt stated that the Planning Commission would endorse the deviation from the landscape requirement. Ms. Zempter stated that the application deadline has passed for BZA and any new items would not be heard until the July meeting. Mr. Honsey suggested the most expedient path would be for the applicant to request that Council waive the need for the BZA variance.

Mr. Honsey made a motion that the South-Western City School Transportation Facility Special Use Permit (Radio Tower) be recommended for approval to City Council with the stipulation that Council consider waiving the need for a BZA variance to the landscape requirements of Section 1137.15(f), Mr. Leasure seconded. The vote was unanimously approved.

The applicant is requesting a special use permit to conduct automotive repair and outdoor storage at 4419-4429 Broadway. The special use permit will allow DART Automotive to relocate to this location from their existing site at the intersection of Broadway and Southwest Boulevard. DART Automotive will operate from 7:30am - 5:30pm Monday through Friday and 8:00am – 12:00pm on Saturday. The business currently employs seven (7) people, and anticipates adding two (2) new employees in the future.

The structure fronting Broadway will be used as an office, with the adjacent parking area for the drop off and pick up of customer vehicles. Automotive repairs will be conducted within the structure in the northwest portion of the property. Vehicles dropped off for repair will be moved to the back of the lot, in the gated storage area, within thirty minutes of drop off during normal business hours. No vehicles will be permitted to be parked overnight in the front parking area. The applicant has estimated that thirty to forty vehicles will be stored in the back lot area at one time. The owner of DART Automotive has indicated that a security guard will be on the premise to deter vandalism on the site.

The proposed outdoor storage area will be located in the rear of the lot. The area will be screened with fencing on all sides and landscaping on the south and east sides. Existing chain link fencing will be improved with the

addition of wood planks, and a new six (6) foot wood privacy fence is proposed to enclose the southern portion of the storage area.

A 15' access easement is proposed between the privacy fence and the rear property line of parcel 040-011335. This easement will allow WOW Cable to access their structure located on parcel 040-011804, at the southwest corner of the applicant's property.

Two (2) new dumpster areas are proposed on the lot, both of which will be properly screened by fencing and supplemental landscaping.

The applicant has submitted a separate application to rezone the property from SD-4 and PUD-C to C-2. The site is bordered to the south by a gas station and an office building (zoned PUD-C) and apartments (zoned A-1), to the west by the CSX railway, and to the north by storage and car sales (zoned PUD-C). The entrance to Windsor Park (zoned SD-3) and a retail and storage site (zoned C-2) are directly across Broadway to the east.

Mr. Scott Beavers was present and spoke to the item.

Chair Holt noted the following stipulation:

1. The applicant shall work with the Urban Forester during the plant selection and installation process.

The applicant was agreeable to the stipulation.

Chair Holt noted that the rear of the property, along the railroad tracks, has a grass and stone surface; the City normally doesn't allow parking on anything but asphalt surfaces. Mr. Honsey stated that from a storm water management point, an impervious surface is better to allow water to drain and reduce water run-off and add pressure to our streams. Jodee Lowe agreed. Mr. Rauch stated that when the property to the north had the same grass/stone surface and when redeveloping occurred several years ago, the way we treated that situation is the same as this situation. In both cases, the unpaved storage areas were to be enclosed by a privacy fence.

Chair Holt noted the desire to add a second stipulation that there shall be no overnight parking or storage at the front lot of the property. Mr. Beavers stated that the tenant has said that with the larger facility and more parking/storage for vehicles, there would be no need for overnight parking at the entrance of the property, adding that the storage area for the vehicles would always remain organized. The purpose for having the drop off at the front of the property is so that it is located near the office, which will be located in the structure fronting Broadway.

Lt. Dolby voiced concern over the organization of vehicles in the proposed storage area. He stated that the Fire Department needs room to get between the vehicles, should one catch fire. Keeping the cars organized and maintaining access would help the Department as well as ensure that a single fire does not spread to other cars. Mr. Beavers stated that the vehicles would be arranged to satisfy the Fire Department. Mr. Leasure asked if requiring a 15' drive aisle between cars would reduce the number of cars they could keep on the lot. Mr. Beavers said it would. Lt. Dolby stated that the distance did not have to be 15' – as long as a fire truck could get back into the area. Chair Holt requested that the Fire Department visit the site and make a recommendation.

Chair Holt summarized the discussed stipulations and asked for a motion:

1. The applicant shall work with the Urban Forester during the plant selection and installation process.

2. There shall be no overnight parking or storage on the front parking lot.
3. The aisle width within the rear storage area shall be in agreement with the Jackson Township Fire Department and DART Automotive

Mr. Leasure motioned that the DART Automotive – Special Use Permit be recommended for approval to City Council with the noted stipulations, Mr. Linder seconded. The vote was unanimously approved.

Chair Holt stated that although Mr. Honsey has exited the meeting, the Commission still had a quorum.

Item #6 4419-4429 Broadway - Method of Zoning Change

(Project ID# 201106020016)

The applicant is requesting approval to rezone 4419-4429 Broadway, parcel 040-001203 from SD-4 and PUD-C to C-2 in order to relocate DART Automotive from its current location at the intersection of Broadway and Southwest Boulevard. The proposed rezoning will allow for the operation of the existing retail and service uses on the site as well as the relocation of DART Automotive, with the approval of a special use permit for automotive repair and outdoor storage.

The site is bordered to the south by a gas station and an office building (zoned PUD-C) and apartments (zoned A-1), to the west by the CSX railway, and to the north by storage and car sales (zoned PUD-C). The entrance to Windsor Park (zoned SD-3) and a retail and storage site (zoned C-2) are directly across Broadway to the east.

Mr. Scott Beavers was present and spoke to the item. He stated that through working with staff this was the most beneficial zoning for the property.

Mr. Havener motioned that the 4419-4429 Broadway Method of Zoning Change be recommended for approval to the City Council, Mr. Leasure seconded. The vote was unanimously approved.

The meeting was adjourned by Chair Holt at 2:26 pm.

Molly Frasher, Secretary

Marv Holt, Chair